



GENERAL PLAN 2020

San Diego County's Comprehensive General Plan Update



HOUSING ELEMENT



Housing Goals and Challenges

State Housing Goals

Duplex/Triplex



Manufactured



Housing for ALL Income Groups

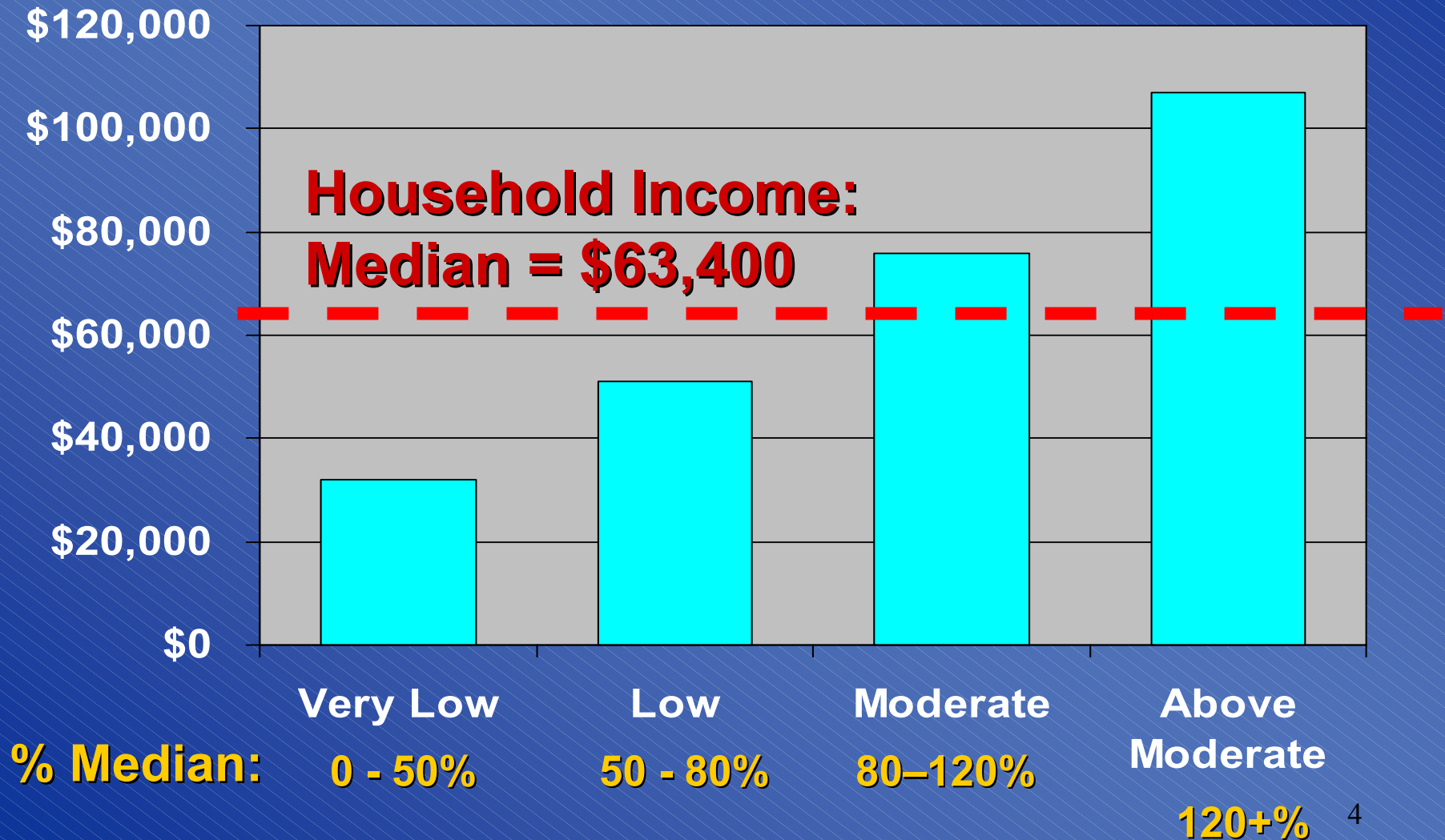
Multi-Family



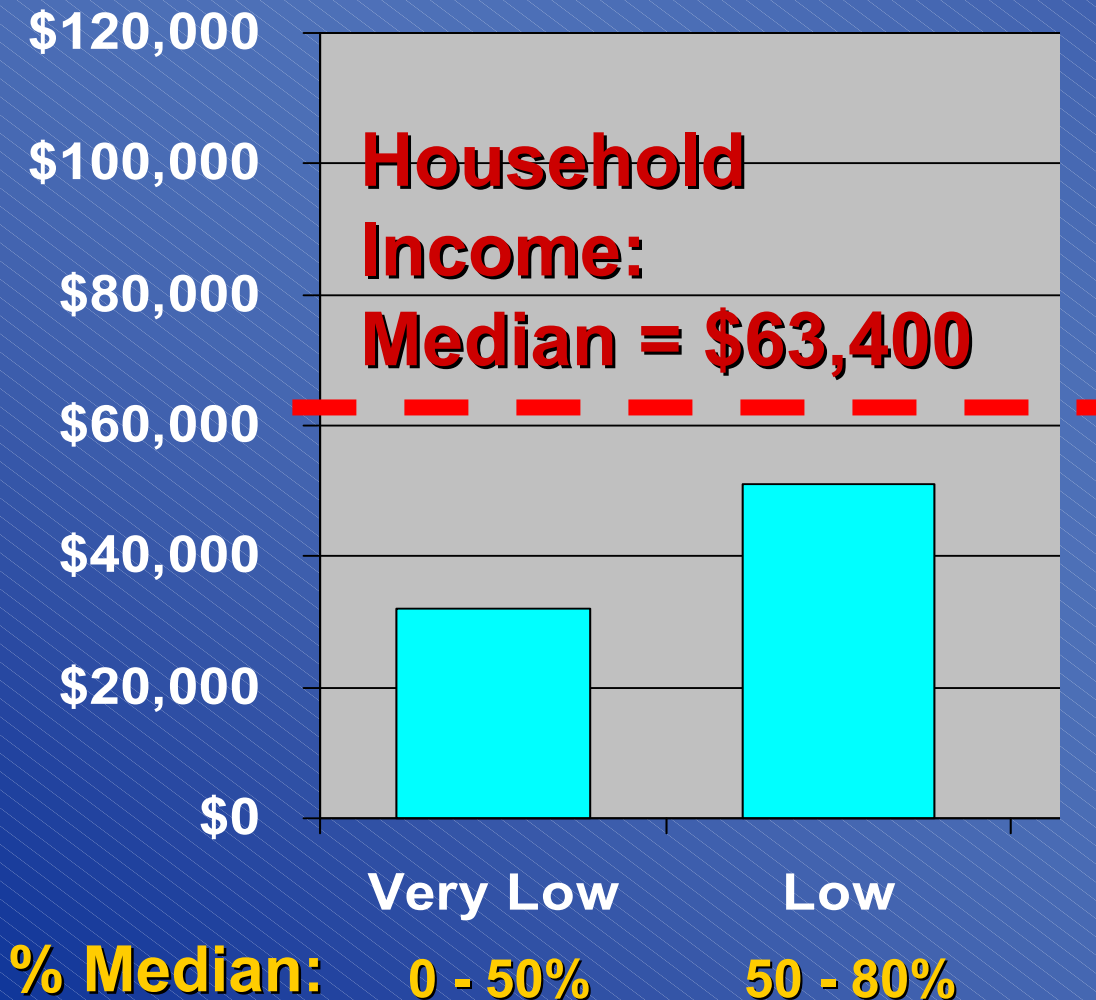
Single-Family



State Housing Goals



State Housing Goals



40% of San Diego households have incomes categorized as low or very low (\$50,720 or less per year).

Housing Goals



Average Incomes in SD County that are below the Median

Moderate	Registered Nurses	\$60,358
	Fire Fighter/Paramedic	\$58,995
	Police and Sheriff's Patrol Officers	\$58,053
	Elementary School Teachers	\$52,914
Low	Medical and Public Health Social Workers	\$44,140
	Construction Workers	\$33,196
Very Low	Retail Salespersons	\$25,345
	Office Clerks, General	\$24,594
	Janitors and Cleaners	\$20,940
	Waiters and Waitresses	\$18,194

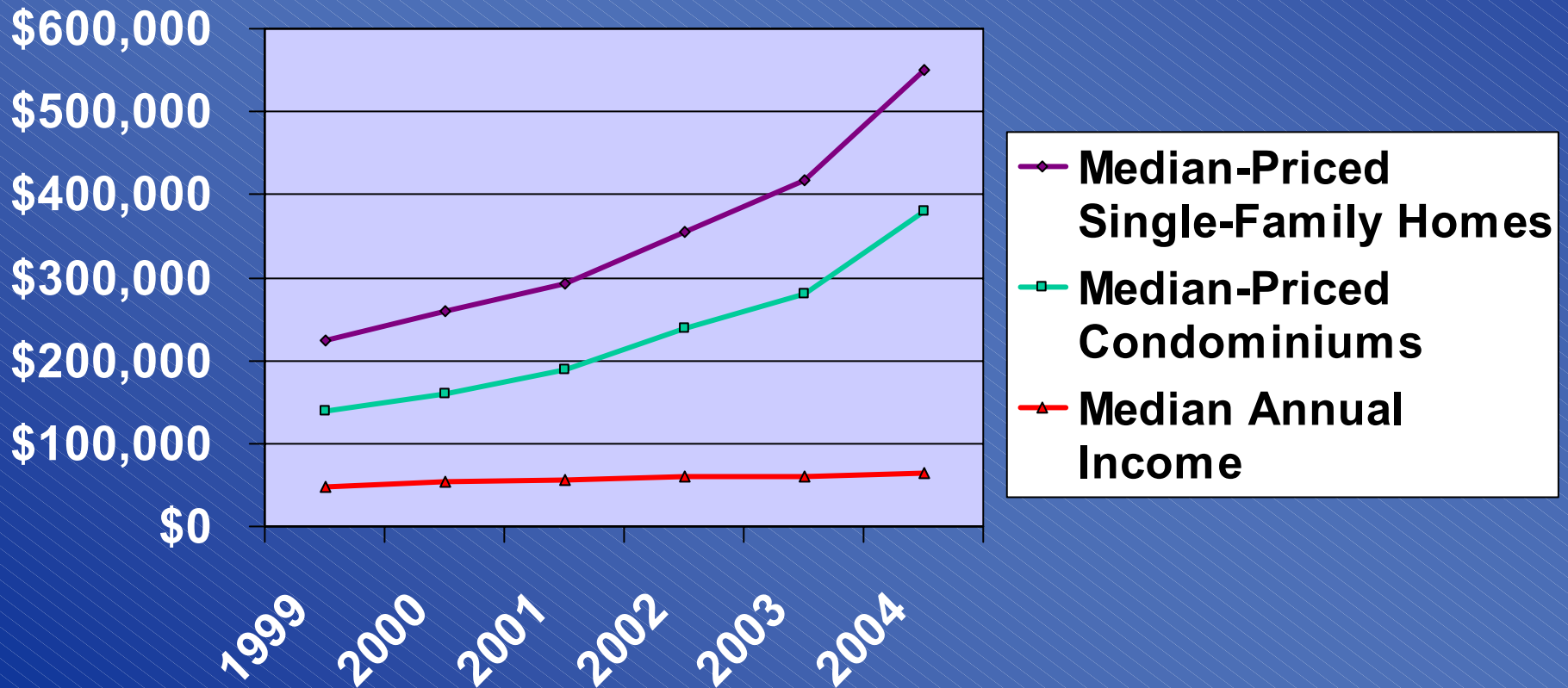
Housing Goals

Average Wages Less Than Median Income



Housing Goals

San Diego Region: Median Income vs. Housing Prices



Source: The Real Estate Reports, CA Employment Development Dept, FFIEC

Housing Goals

Above Moderate Income Household



Can afford a Single-Family Home
IF it's priced *below* median of \$550,000
(with 20% down payment)

Housing Goals

Above Moderate Income Household



Can afford a Condominium
IF it's priced *below* median of \$380,000.

Housing Goals

Moderate Income Household



Low Income Household



Households that rely on rental housing.

Housing Goals

Multi-Family Housing is more affordable than Single-Family Homes



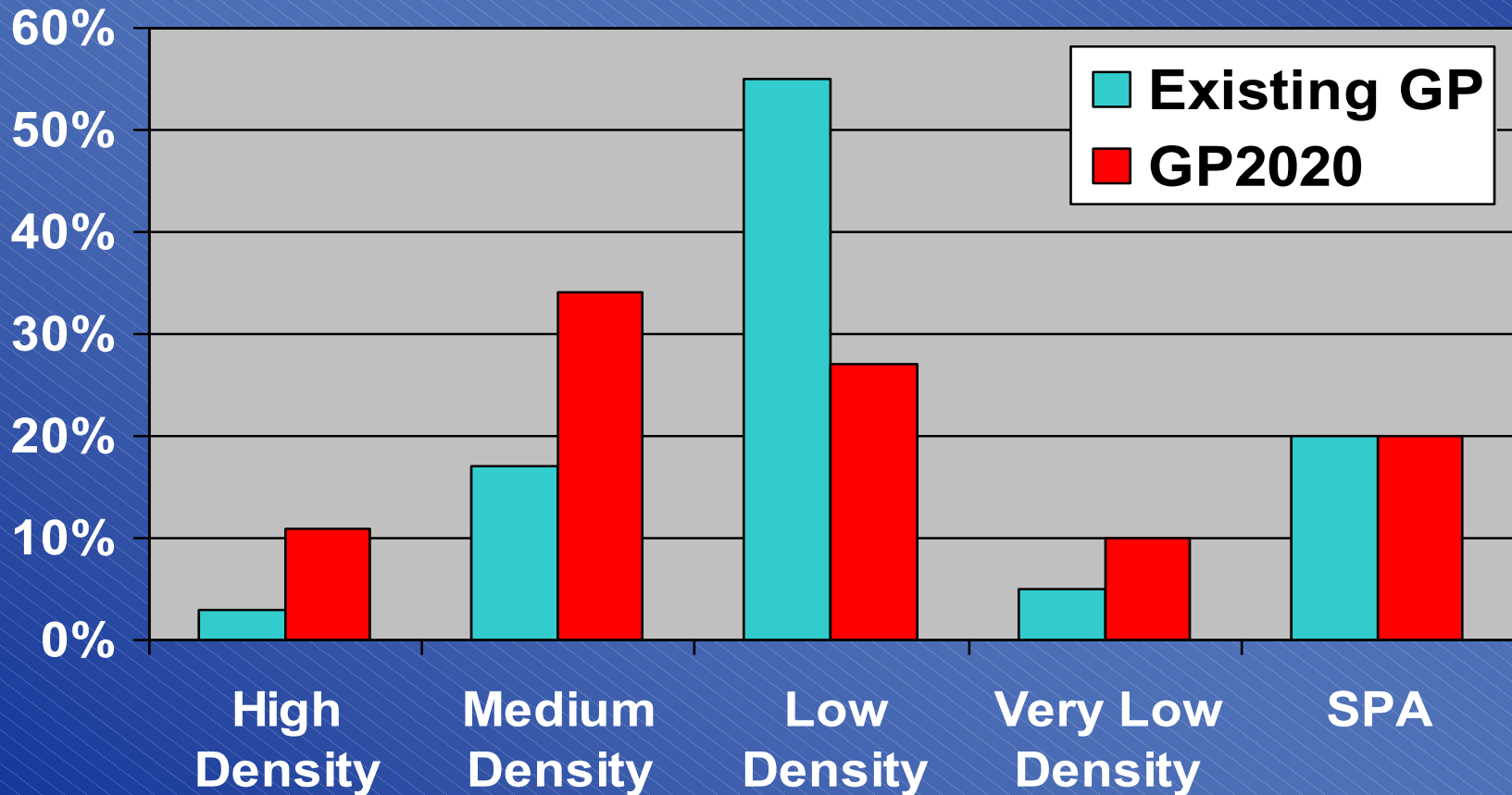
Multi-Family Homes



Single-Family Homes

Housing Challenges

Future Dwelling Units (Percentage)



Source: Existing General Plan and Residential Baseline July 2004 Map

**GENERAL PLAN
2020**

COUNTY OF SAN DIEGO

Water and Sewer Limitations

Housing Challenges

Gaining Community Acceptance



Issues: Design, Location and Type

Housing Challenges

Gaining Community Acceptance



- Building and Site Design
- Balancing Ownership, Rentals & Senior Housing

Housing Challenges

Gaining Community Acceptance



- Thriving town centers depend on nearby housing
- Senior housing can be compatible with town centers



State Law and GP2020 Requirements



Housing

**Conser-
vation**

**Open
Space**

Land Use

Circulation

Noise

Safety

HOUSING ELEMENT:

- **Cycle is 5 years**
- **Must be certified**
- **High level of detail**
- **Directly affects land use maps**



***Housing Element
is Unique:***

**State Certification
is required for a
Legally Adequate
General Plan**

State requirements affect land use maps through the *Housing Allocation* process:

- Process is managed by regional Council of Governments (SANDAG)
- County and Incorporated Cities participate in the process

Housing Allocation Process



Step 1 State determines housing need for the San Diego region

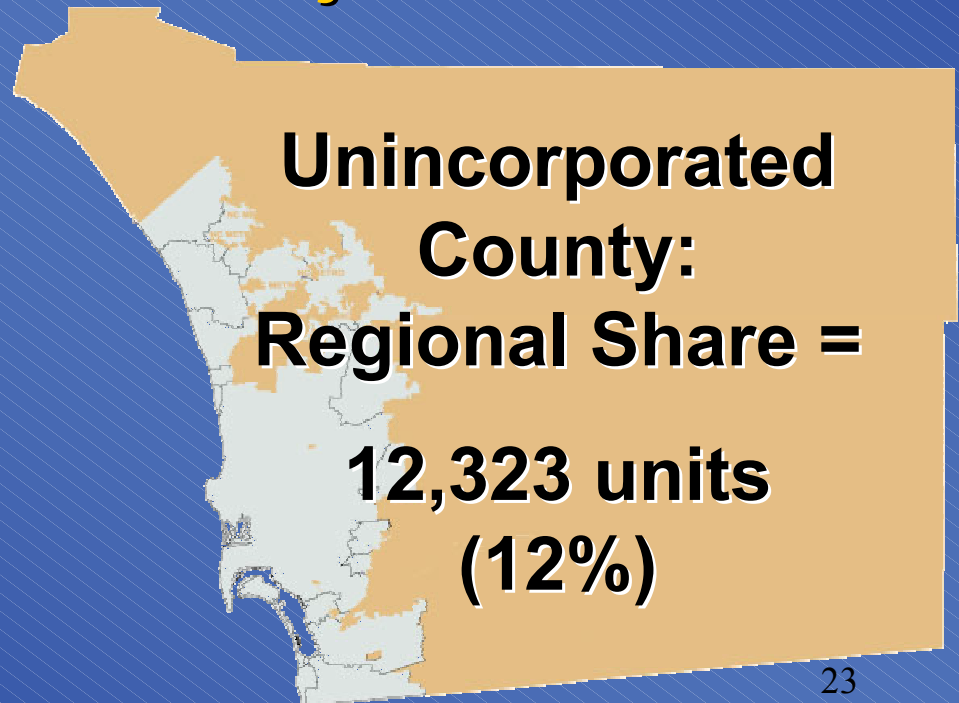
Regional Share

107,000 units

Housing Allocation Process

San Diego	45,613
Chula Vista	17,176
Unincorporated Area	12,323
Carlsbad	8,353
Oceanside	6,404
San Marcos	6,237
Escondido	2,429
Vista	2,262
Encinitas	1,707
Santee	1,377
Poway	1,239
El Cajon	619
La Mesa	394
National City	318
Lemon Grove	241
Solana Beach	131
Imperial Beach	88
Coronado	64
Del Mar	26

Step 2 SANDAG process distributes housing need by jurisdiction



Housing Allocation Process



Step 3: SANDAG process determines income categories

Very Low:	2,834 units (23%)
Low:	1,932 units (16%)
Moderate:	2,338 units (19%)
Above Moderate:	5,219 units (42%)

Regional Share: 12,323 units

Note: Allocation numbers after City of San Diego/County of San Diego transfer 24

Housing Cycle Allocation

Single-Family



Moderate: 2,338 units (19%)

Above Moderate: 5,219 units (42%)

} 61%

Regional Share: 7,567 units

Note: Allocation numbers after City of San Diego/County of San Diego transfer ²⁵

Housing Cycle Allocation



**40% of
household
incomes
qualify**

**(less than 80% of
median income)**

Very Low:

2,834 units (23%)

Low:

1,932 units (16%)

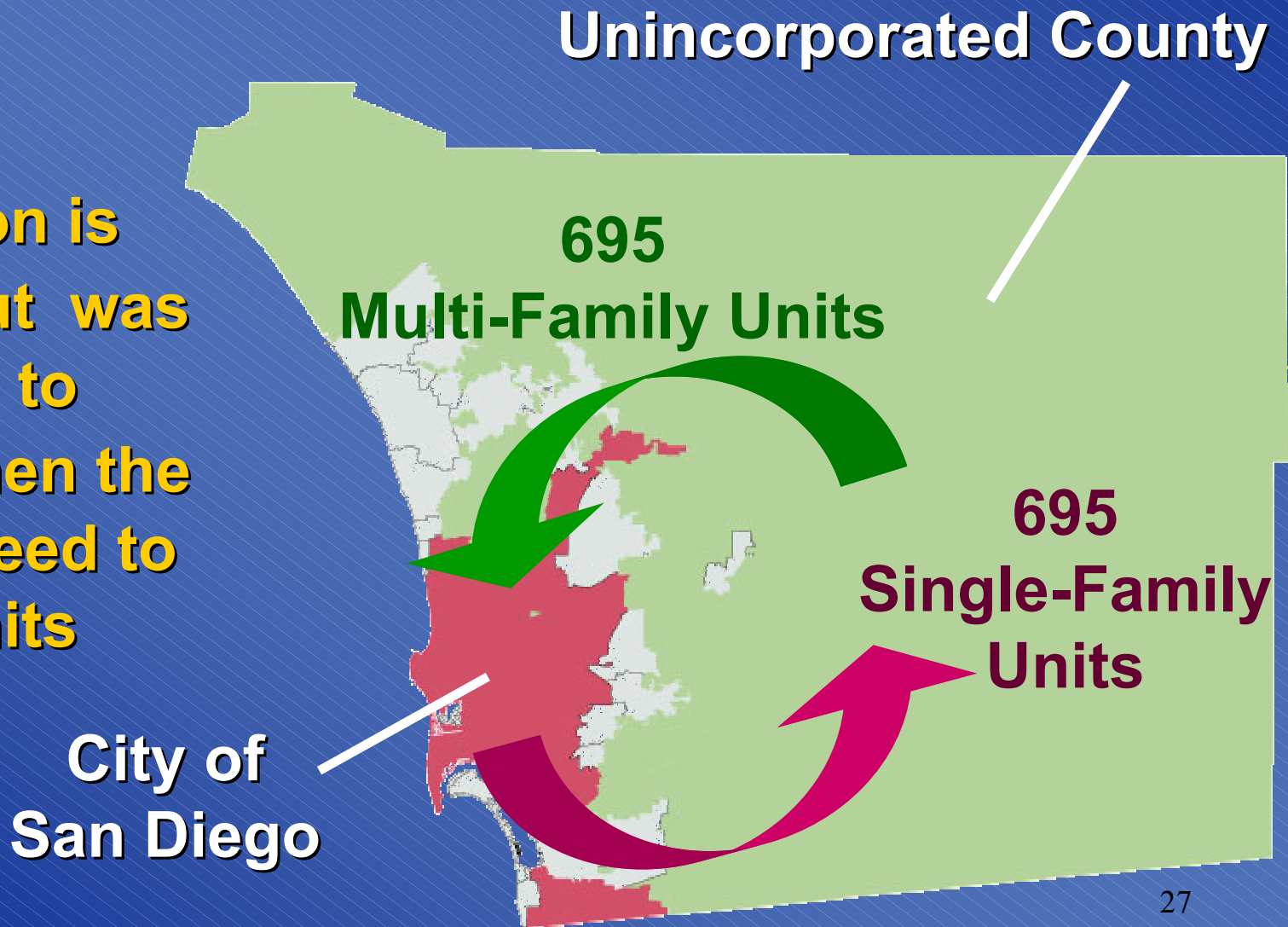
39%

Regional Share: 4,766 units

Note: Allocation numbers after City of San Diego/County of San Diego transfer

5-Year Housing Allocation

County allocation is 44%, but was reduced to 39% when the City agreed to trade units



WHAT COUNTS?

- ★ Vacant land *zoned* for residential use (density under negotiation)
- ★ Vacant land zoned for mixed use
 - Vacant mobile home sites that meet affordability requirements
 - Potential farm worker Housing
 - Housing programs, or units built as affordable housing

EFFECTS: RECENT STATE LEGISLATION

- **State Law (AB 2292), called Dutra Bill** – Housing densities counted toward a jurisdiction's share of low and very-low income housing must be developed at those densities.
- **RESULT:** County may not be able to rely on commercial land to meet housing needs, and housing counts must be realistic.

EFFECTS: RECENT STATE LEGISLATION

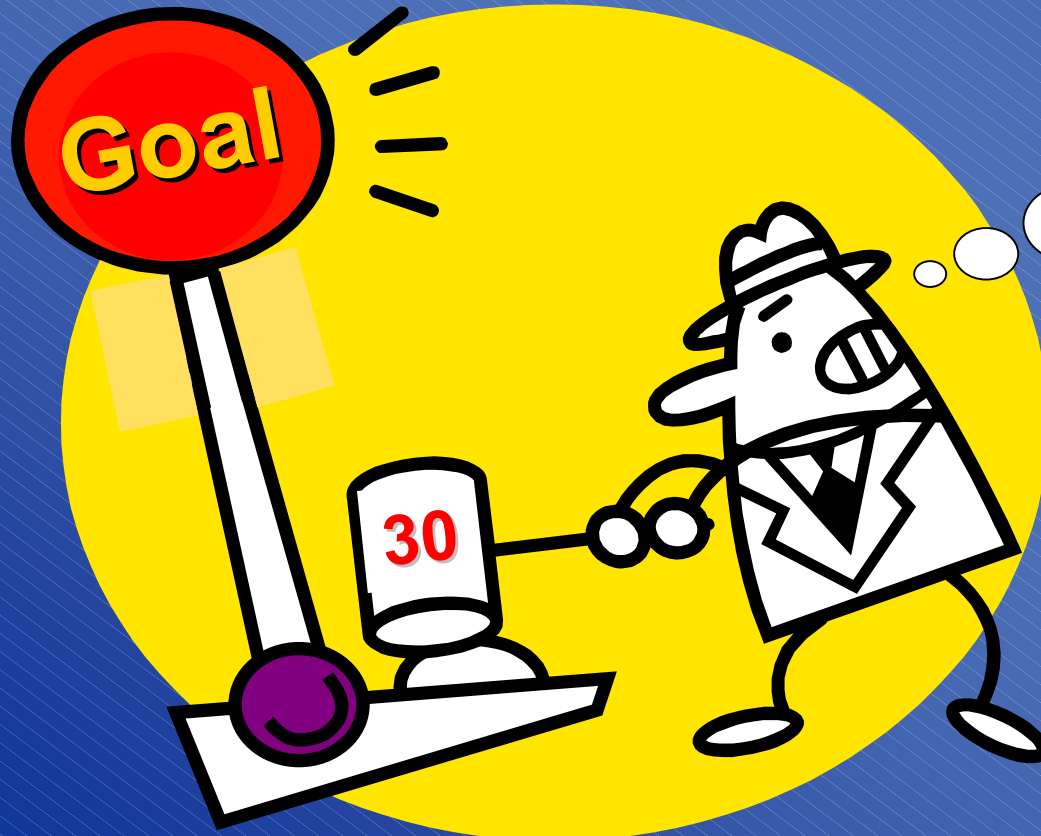
- **State Law (AB 2348)** – Multi-family housing sites must be at least 30 du/acre OR

Jurisdiction can submit analysis that demonstrates lower densities meet housing need.

- **RESULT:** State needs to agree to affordable densities of 15 to 29 du/acre.

Does GP2020 Meet State Requirement?

If State requires 30 du/acre zoning



**0% of
Allocation**

*Current Housing Cycle
Allocation: Lower
Income Groups*

Does GP2020 Meet State Requirement?

If State accepts 20 du/acre zoning

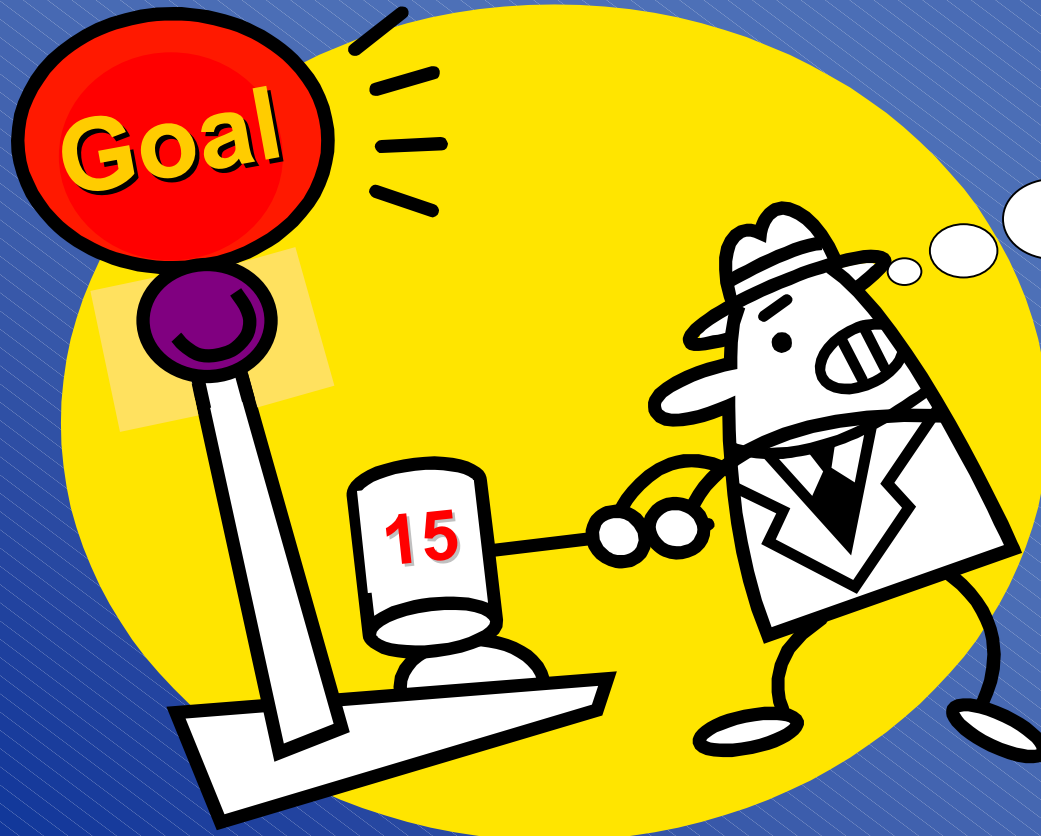


(Est.) 65% of
Allocation

*Current Housing Cycle
Allocation: Lower
Income Groups*

Does GP2020 Meet State Requirement ?

If State accepts 15 du/acre zoning



**100% of
Allocation**

*Current Housing Cycle
Allocation: Lower
Income Groups*

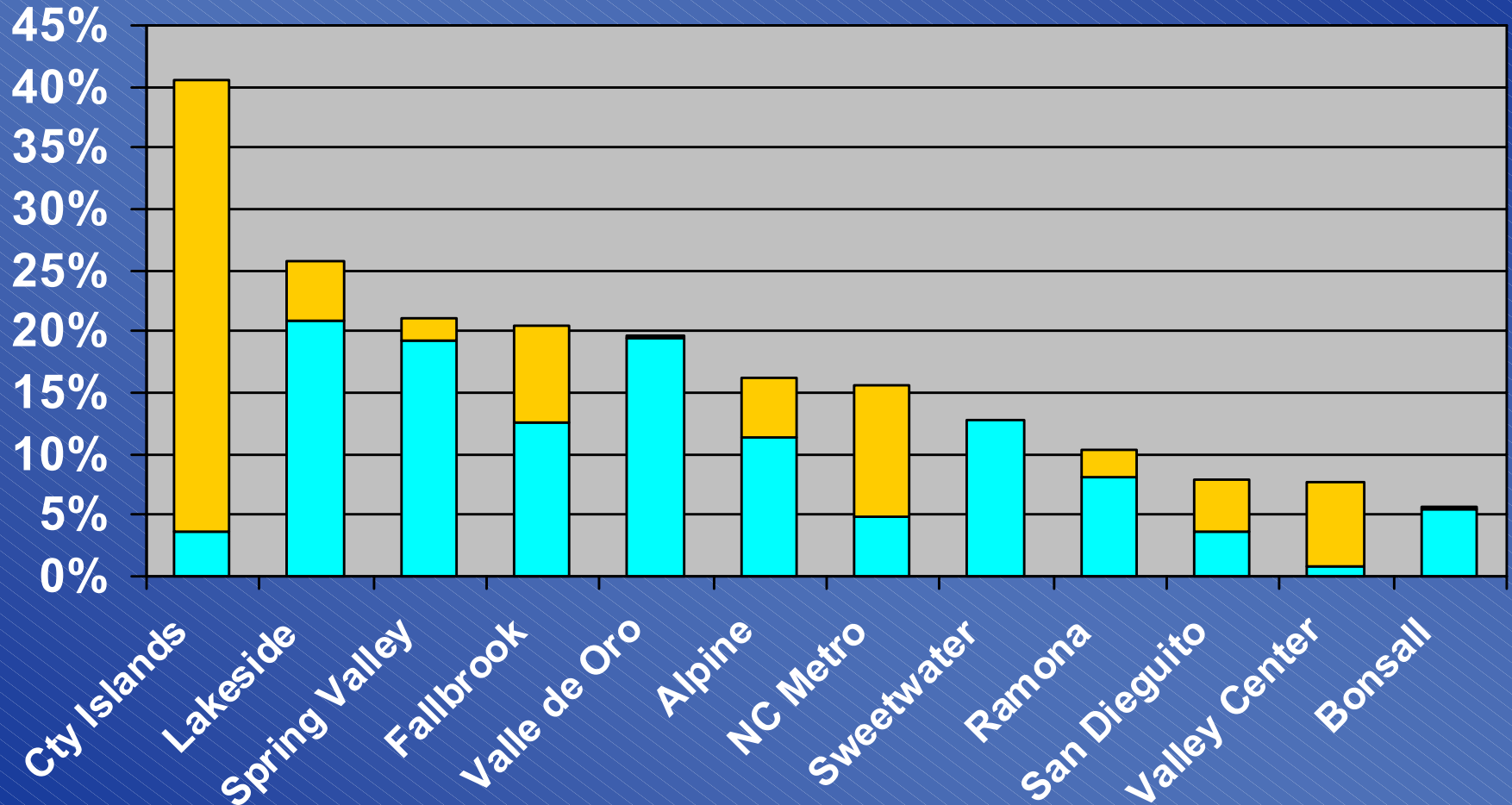
The logo for the County of San Diego General Plan 2020. It features a stylized red and white graphic on the left, resembling a compass needle or a stylized 'S'. To the right, the text "GENERAL PLAN 2020" is written in white, bold, sans-serif capital letters. Below this, "COUNTY OF SAN DIEGO" is written in a smaller, red, sans-serif font. The entire logo is set against a dark blue background.

Future Multi-Family Units



<i>Residential Baseline Map</i> CPA	GP2020				Change from Existing GP
	20 du/ac - 24 du/ac	14.5 du/ac	SPA	Total	
Alpine	12	504		516	470
Bonsall	0	19		19	0
County Islands	294	48		342	329
Fallbrook	310	170	1,210	1,690	1,480
Lakeside	276	1,280		1,556	300
NC Metro	2,400	371		2,771	2,749
Ramona	109	300		409	(205)
San Dieguito	0	0	549	549	0
Spring Valley	73	307		380	34
Sweetwater	0	0		0	0
Valle de Oro	4	0		4	0
Valley Center	505	250	203	958	755

Total Multi-Family Units



Existing
Source:
SANDAG

■ % Future Housing @ Multi-Family Density
■ % Existing Multi-Family Housing



Meeting the Challenge

Meeting the Challenge



Immediate Actions

- Obtain State acceptance for counting affordable housing densities of 14.5, 20, 24 and 29 du/acre.
- Include multi-family development in ongoing, large projects identified on GP2020 maps

Meeting the Challenge



GP2020 Maps

- **Continue working with communities to site multi-family housing**
- **Provide a “cushion” beyond current allocation to:**
 - ✓ **Respond to State legislation**
 - ✓ **Address future housing allocations**
- **Identify housing mix for mixed-use or commercial areas**

GP2020 Implementation

- **Establish design standards for multi-family development**
- **Help establish sewer districts in areas planned for multi-family development**
- **Develop a method for monitoring multi-family development**



Land Use & Environment Group

County of San Diego
Department of Planning and Land Use
December 2004